Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	210/1 LYGON STREET BRUNSWICK VIC 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$285,000	&	$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$530,000	Property type	Unit	Suburb	Brunswick
Period-from	01 Oct 2022	to	30 Sep 2023	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
220/288 ALBERT STREET BRUNSWICK VIC 3056	$322,500	16-Aug-23
314/288 ALBERT STREET BRUNSWICK VIC 3056	$322,222	01-May-23
525/288 ALBERT STREET BRUNSWICK VIC 3056	$292,500	17-Aug-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 26 October 2023

RT Edgar

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220/288 ALBERT STREET BRUNSWICK VIC 3056

1 1 -

Sold Price RS **$322,500** Sold Date **16-Aug-23**

Distance **1.33km**



314/288 ALBERT STREET BRUNSWICK VIC 3056

1 1 -

Sold Price **$322,222** Sold Date **01-May-23**

Distance **1.33km**



525/288 ALBERT STREET BRUNSWICK VIC 3056

1 1 -

Sold Price **$292,500** Sold Date **17-Aug-23**

Distance **1.33km**

RS = Recent sale **UN** = Undisclosed Sale

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